

7 Park Enskellaw  
Mullion, TR12 7JG











# 7 Park Enskellaw Mullion, TR12 7JG

Nestled in Park Enskellaw, Mullion, this four bedroom detached home offers a perfect blend of comfortable and flexible living with the spacious layout. There is a welcoming living room is light and airy and provides an inviting space for relaxation and entertainment. The dining room is perfect for family meals and gatherings, while the well appointed kitchen, complete with a utility room, ensures that all your culinary needs are met with ease. The property boasts four generously sized bedrooms, two of which feature en-suite bathrooms and the downstairs bedroom providing fantastic flexibility. Outside, the garden is laid to lawn, offering a serene outdoor space for children to play or for hosting summer barbecues. The tandem driveway provides ample parking for multiple vehicles, and the garage adds an extra layer of convenience for further storage.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 / 01736 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price- £460,000**

**Location**

Mullion is the largest village on the Lizard Peninsula offering a good range of facilities including; shops, well regarded primary and secondary schools, eighteen hole golf course, churches, health centre, horse riding stables and a pharmacy. The ancient market town of Helston is approximately seven miles away and offers more extensive amenities to include national stores, cinema and a leisure centre.

**Accommodation**

Entrance Hallway  
Living Room  
Dining Room  
Kitchen  
Utility  
Bedroom Two with En suite

Stairs to landing  
Bedroom One with En suite  
Family Bathroom  
Bedroom Three  
Bedroom Four

**Garage**

Semi detached garage with up and over door.

**Parking**

Driveway providing tandem parking.

**Outside**

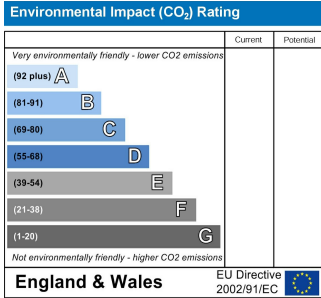
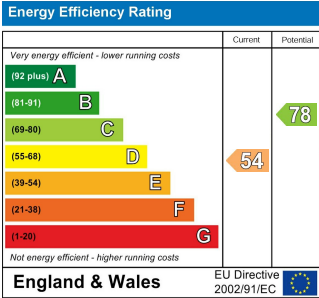
The garden features a side access, a well-maintained lawn, and a concrete area. There is also access to the garage from the garden.

**Services**

Mains electric, water and drainage.









### Council Tax Band D

### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

### What3Words

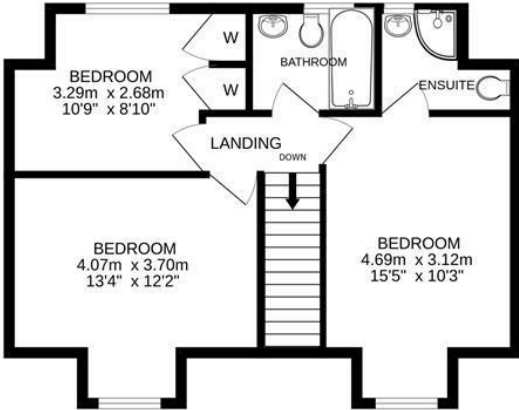
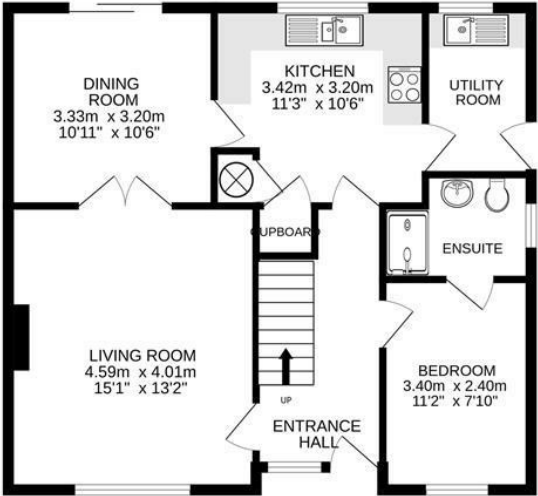
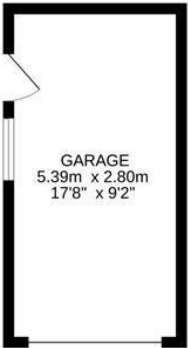
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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